

**SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Mansfield

State: OH

PJ's Total HOME Allocation Received: \$6,159,261

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: <u>22</u>			
% of Funds Committed	<u>94.78</u> %	<u>96.48</u> %	<u>15</u>	<u>94.94</u> %	<u>49</u>	<u>51</u>
% of Funds Disbursed	<u>84.39</u> %	<u>89.31</u> %	<u>16</u>	<u>84.35</u> %	<u>38</u>	<u>37</u>
Leveraging Ratio for Rental Activities	<u>2.56</u>	<u>6.02</u>	<u>18</u>	<u>4.59</u>	<u>40</u>	<u>33</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>91.53</u> %	<u>86.61</u> %	<u>14</u>	<u>81.38</u> %	<u>35</u>	<u>42</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>84.01</u> %	<u>77.45</u> %	<u>7</u>	<u>68.05</u> %	<u>72</u>	<u>77</u>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<u>37.31</u> %	<u>81.46</u> %	<u>21</u>	<u>79.65</u> %	<u>4</u>	<u>3</u>
% of 0-30% AMI Renters to All Renters***	<u>14.93</u> %	<u>47.30</u> %	<u>22</u>	<u>44.76</u> %	<u>10</u>	<u>7</u>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<u>52.24</u> %	<u>93.96</u> %	<u>21</u>	<u>94.31</u> %	<u>3</u>	<u>2</u>
Overall Ranking:			In State: <u>21</u> / <u>22</u>	Nationally: <u>17</u>		<u>14</u>
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<u>\$31,279</u>	<u>\$13,974</u>		<u>\$25,245</u>	<u>67</u> Units	<u>37.00</u> %
Homebuyer Unit	<u>\$18,140</u>	<u>\$11,321</u>		<u>\$14,395</u>	<u>85</u> Units	<u>47.00</u> %
Homeowner-Rehab Unit	<u>\$14,267</u>	<u>\$18,661</u>		<u>\$20,186</u>	<u>29</u> Units	<u>16.00</u> %
TBRA Unit	<u>\$0</u>	<u>\$4,159</u>		<u>\$3,142</u>	<u>0</u> Units	<u>0.00</u> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Mansfield OH

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$111,309	\$31,834	\$14,966
State:*	\$75,117	\$81,481	\$20,809
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses: 2.9 %
(% of allocation) **National Avg:** 1.1 %

R.S. Means Cost Index: 0.95

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	31.4	62.0	41.4	0.0
Black/African American:	68.6	36.0	58.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	2.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	0.0	0.0	0.0	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	8.6	2.0	51.7	0.0
2 Persons:	25.7	34.0	27.6	0.0
3 Persons:	37.1	38.0	17.2	0.0
4 Persons:	22.9	20.0	3.4	0.0
5 Persons:	0.0	2.0	0.0	0.0
6 Persons:	5.7	2.0	0.0	0.0
7 Persons:	0.0	2.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	14.3	8.0	10.3	0.0
Elderly:	8.6	2.0	62.1	0.0
Related/Single Parent:	71.4	52.0	3.4	0.0
Related/Two Parent:	5.7	32.0	17.2	0.0
Other:	0.0	6.0	6.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	0.0	6.0 [#]
HOME TBRA:	0.0	
Other:	48.6	
No Assistance:	51.4	

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Mansfield

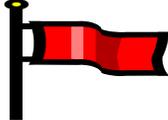
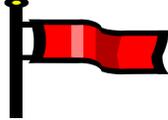
State: OH

Group Rank: 17
(Percentile)

State Rank: 21 / 22 PJs

Overall Rank: 14
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	91.53	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	84.01	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	37.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	52.24	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.61	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

